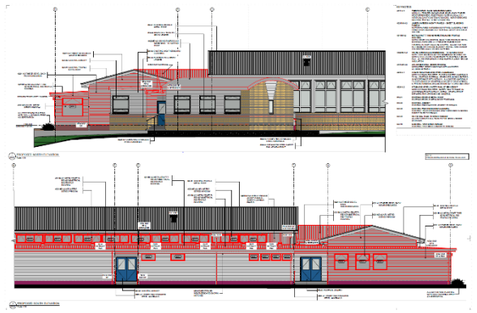
Examples of Weathertightness Remediation Drawings - Detail Design

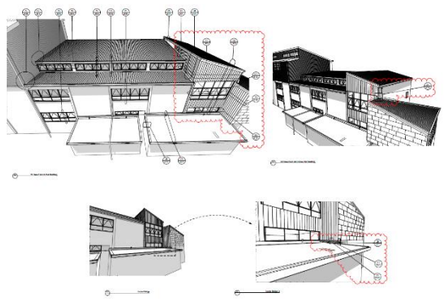
Purpose: These example drawing extracts help convey the levels of presentation and the standard of documentation required by the Ministry for Weathertightness Remediation projects. Reference should also be made to WRP Guide # 2 which lists the deliverables required at the **Detail Design** stage. They are intended to aid architects and designers to understand the expectations of the WRP Panel, in order to aim a smooth review process.

Please note, the drawing images in this guide are examples only and do not represent standardised or Ministry approved details. It is also important to note that the levels of documentation need to be appropriate for the scale and complexity of each project. The drawing extracts have been sourced from several architects and designers across a variety of weathertightness remediation projects at school sites. The images have also been adjusted to suit the format of this example set.

This example set and other key documents such as the Design Report template, Site Specific QA Plan template and the Weathertightness Remediation and Regulatory Strategy are available under the following file-path: https://www.education.govt.nz/school/property-and-transport/maintenance-repairs-security/weathertightness-remediation/

Contents





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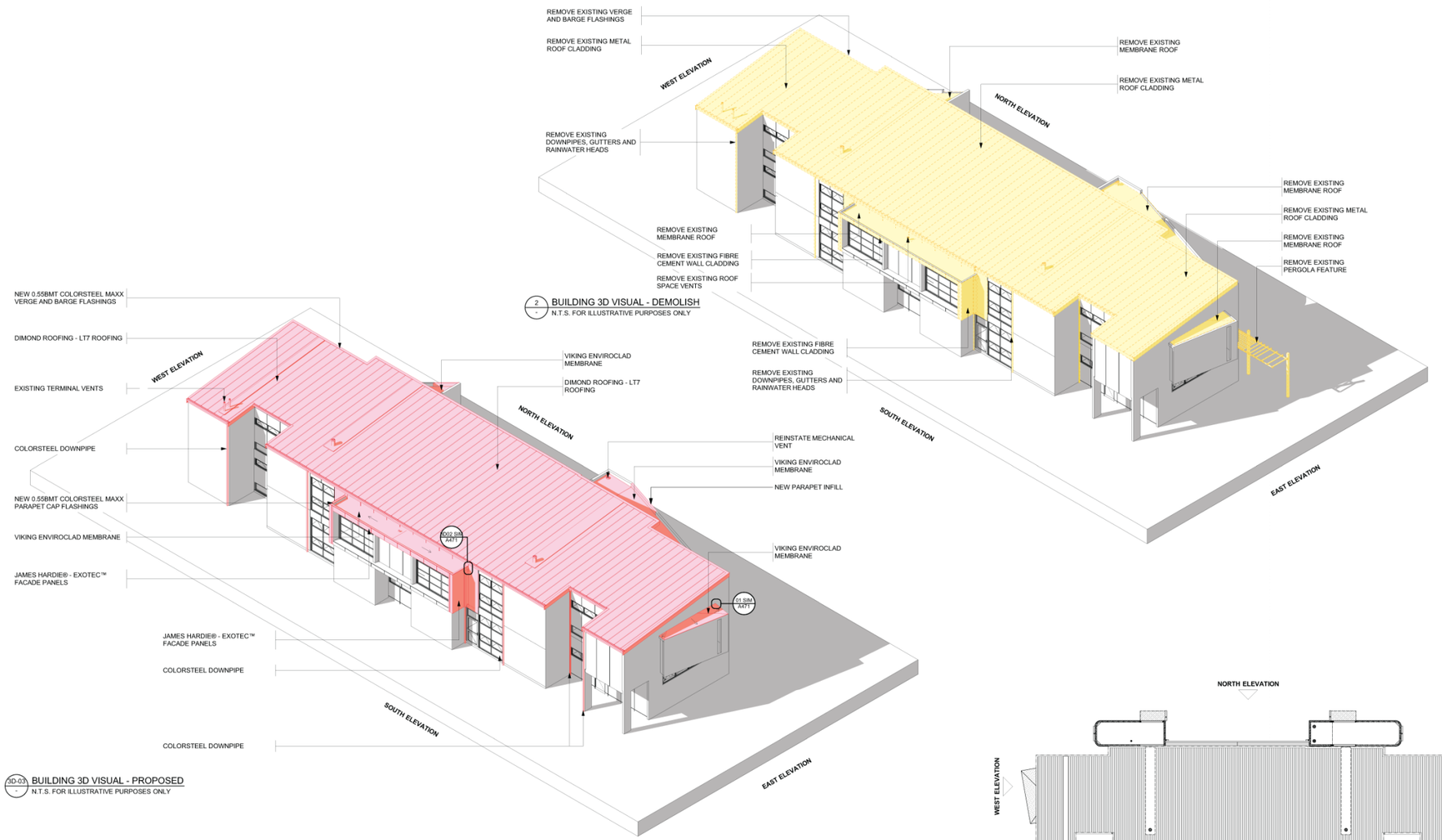
Drawing Example

3D Images - Existing and Proposed Works

Sheet 2



Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

Commentary:

- 3D images of the existing and proposed building arrangement help to clearly convey the proposed changes and scope of work to the existing building
- 3D images with annotations can also be very effective for communicating the intended scope
- In this example, both the existing and as proposed 3D images are provided on the same sheet. This is an excellent way of clearly identifying the proposed scope of works
- The upper image with yellow shading shows the cladding and roofing areas to be removed. Correspondingly, the lower image shows the as proposed arrangement with red shading for the new cladding and roofing systems
- Sufficient annotations with arrows are also used to clearly define the high-level scope of work
- Whilst not a compulsory requirement, 3D views are very useful in aiding the reviewer to understand buildings which have complex roof and/or envelope forms

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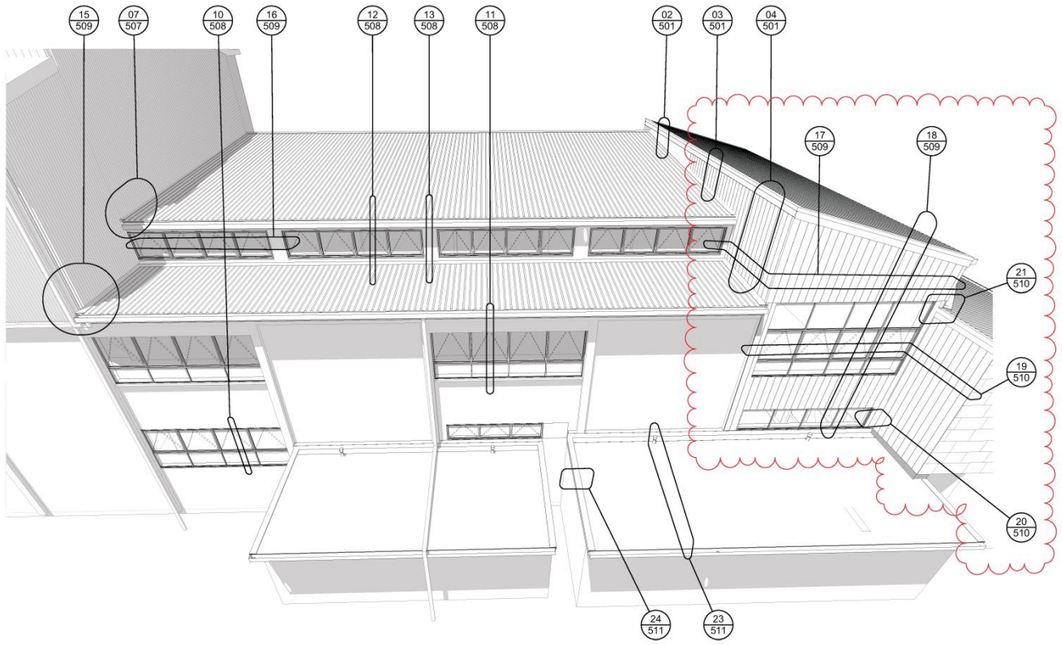
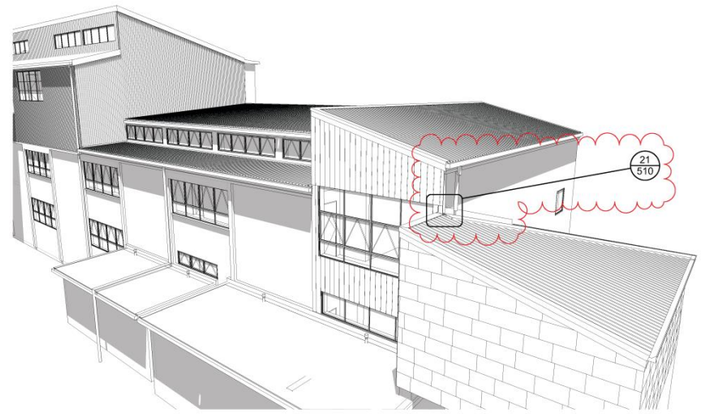
Drawing Example

3D Images – Location of Key Junctions

Sheet 3

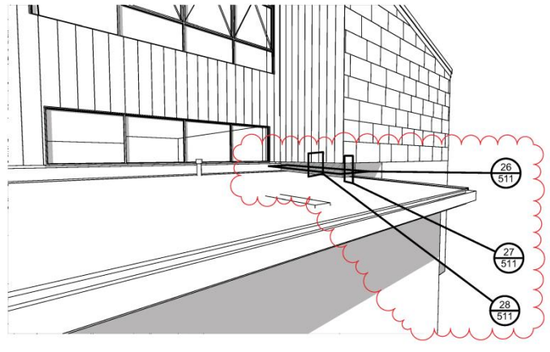


03 3D View From SE Corner Part Building



04 3D View From S Part Building

05 Under Bridge



05 Under Bridge 2

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

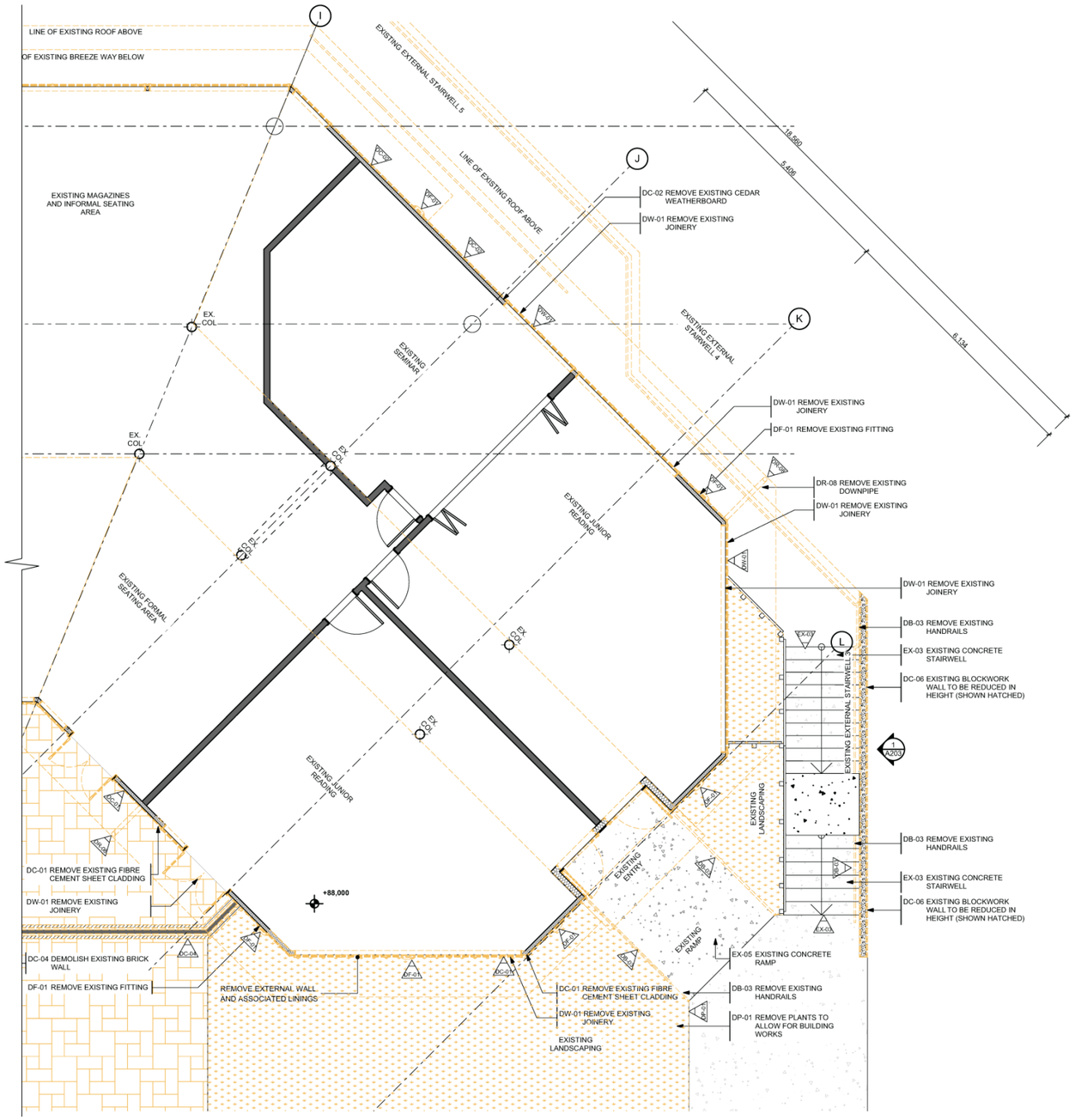
Commentary:

- 3D images of the existing and proposed building arrangement help to clearly convey the proposed changes and scope of work to the existing building
- In this example, the images are used to cross-reference detailed drawings, as well as showing difficult junctions in three dimension
- Referencing 3D construction details in this way is a good way to demonstrate to the Reviewer that all complex 3D junctions have been considered and detailed

Drawing Example

Floor Plan – Demolition Works

Sheet 4



EXISTING LEGEND

- WALL FINISH/CONSTRUCTION MARKER. REFER TO KEYNOTE LEGEND
- REMOVE AND DISCARD EXISTING BAYWINDOW STRUCTURE AND DEMOLISH CURVED WALL, CUT BACK CONCRETE SLAB TO FORM NEW FLOOR EDGE
- EXISTING LANDSCAPING TO BE REMOVED TO ALLOW FOR CONSTRUCTION WORKS AND REMOVE ALL TANKING TO SOUTH EAST RETAINING WALL
- EXISTING PAVING TO BE REMOVED TO ALLOW FOR CONSTRUCTION WORKS, AREA TO HAVE NEW LANDSCAPING

NOTES

1 ALL EXISTING CLADDING IS TO BE REMOVED AND DISCARDED. REFER ELEVATIONS FOR EXTENT OF EXISTING EXTERIOR CLADDING.

2 ALL EXPOSED TIMBER FRAMING IS TO BE INSPECTED FOR DECAY. REMOVE DECAYED TIMBER AND COAT REMAINING TIMBER WITH PROTIM FRAMESAVER TO THE EXTENT DIRECTED BY THE TIMBER REMEDIATION SPECIALIST.

3 ALL EXTERNAL WINDOW JOINERY IS TO BE REMOVED AND DISCARDED.

4 ALL INTERNAL WALL LININGS ARE TO REMAIN UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE ENGINEER TO THE CONTRACT.

5 ALL EXISTING DOWN PIPES ARE TO BE REMOVED & DISCARDED.

6 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

7 ALLOW TO PROTECT EXISTING INTERNAL LININGS, FITTINGS AND FIXTURES. IF NECESSARY CAREFULLY REMOVE FITTINGS DURING THE WORK AND REINSTATE UPON COMPLETION.

8 THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF NZS6830P:1999 WHERE THEY ARE APPLICABLE TO THE WORKS.

9 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK ACT 2015".

10 ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZBC, WORKSAFE AND LOCAL AUTHORITIES GUIDELINES AND REQUIREMENTS.

KEYNOTES

DB-03 **REMOVE EXISTING HANDRAILS**
REMOVE AND DISCARD OF ALL EXISTING EXTERNAL STAIRWELL HANDRAILS

DC-01 **REMOVE EXISTING FIBRE CEMENT SHEET CLADDING**
REMOVE AND DISCARD EXISTING FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DC-02 **REMOVE EXISTING CEDAR WEATHERBOARD**
REMOVE AND DISCARD EXISTING CEDAR WEATHERBOARD CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DC-03 **REMOVE BRICK VENEER CLADDING**
REMOVE AND DISCARD EXISTING BRICK VENEER CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DC-04 **DEMOLISH EXISTING BRICK WALL**
DEMOLISH EXISTING BRICK WALL DOWN TO GROUND LEVEL

DC-06 **EXISTING BLOCKWORK WALL TO BE REDUCED IN HEIGHT (SHOWN HATCHED)**
EXISTING BLOCKWORK WALL AT EXTERNAL STAIRWELLS TO BE REDUCED IN HEIGHT TO IMPROVE PASSIVE SURVEILLANCE AND SAFETY IN DESIGN (SHOWN HATCHED)

DF-01 **REMOVE EXISTING FITTING**
REMOVE EXISTING EXTERNAL LIGHT FITTING AND REPLACE WITH NEW. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

DP-01 **REMOVE PLANTS TO ALLOW FOR BUILDING WORKS**
REMOVE PLANTS OR PLANTER TO ALLOW FOR CLADDING INSTALLATION. CUT BACK ALL GARDENS FROM WALLS TO ALLOW FOR NEW MOWING STRIP

DR-08 **REMOVE EXISTING DOWNPIPE**
REMOVE AND DISCARD DOWNPIPE AND FIXINGS

DW-01 **REMOVE EXISTING JOINERY**
REMOVED AND DISCARDED EXISTING ALUMINIUM WINDOW/DOOR JOINERY

EX-03 **EXISTING CONCRETE STAIRWELL**
TO REMAIN

EX-05 **EXISTING CONCRETE RAMP**
EXTERNAL CONCRETE ACCESSIBLE RAMP TO REMAIN. REMOVE ALL EXISTING HANDRAILS AND ALLOW FOR NEW POWDERCOATED ALUMINIUM HANDRAILS AND UPSTANDS TO COMPLY WITH NZS4121

NOTE:
THIS DRAWING MUST BE READ IN COLOUR

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet. In this example, due to the size of the building, the plans have been split into three zones, in order to convey the required information at a legible scale
- Ensure that the drawing clearly delineates between existing and proposed layouts
- Colour is very useful for differentiating between the existing building elements to be demolished or the new construction
- In this example, coloured dashed lines are used to indicate existing elements / components to be removed, including external paving
- Dimensions and section references are important for relevant parts of the building where remediation works are being proposed
- If using keynotes referenced to a specification document, these should be accompanied by a detailed legend on the same drawing sheet for ease of reference for the Reviewer

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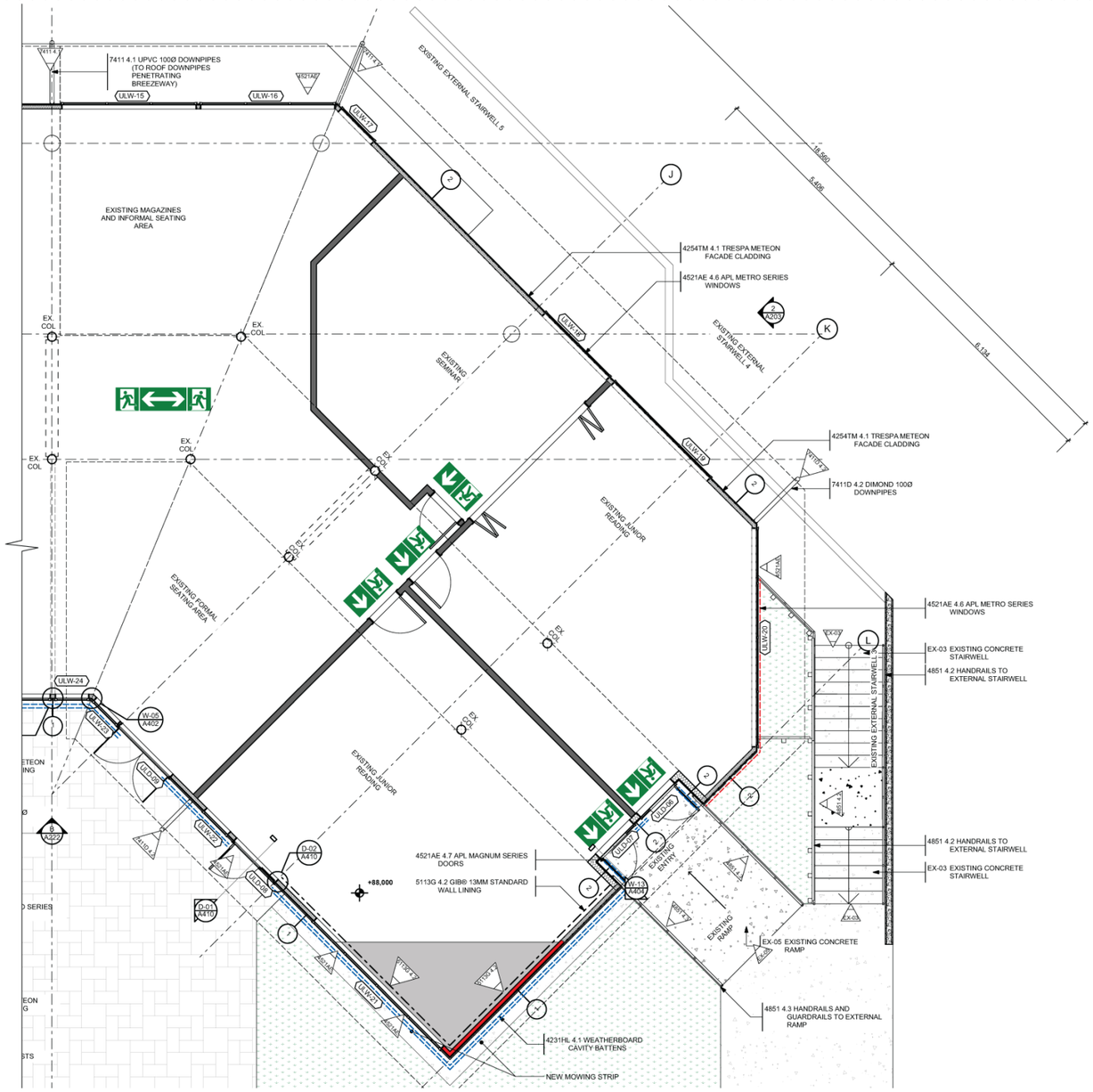
Drawing Example

Floor Plan – Proposed Works

Sheet 5



KEYNOTES

3813P 4.1 **PROLAM® POSTS**
NEW H5 PROLAM® PLP17H5-200 (135x135mm) POSTS, SOME ARE LOADBEARING, REFER TO STRUCTURAL ENGINEERS DESIGN AND DETAIL

3821 4.1 **EXTERIOR WALL FRAMING - SHOWN HATCHED**
90/140 x45 SG8 H1.2 TREATED TIMBER EXTERIOR FRAMING, STUDS AT MAX 600MM CENTRES IN ACCORDANCE WITH NZS3604. NOGS MUST BE SPACED AT MAX 800mm CRS. WHEN INSTALLING WEATHERBOARDS. TRESPA NOGS MUST BE SPACED AS PER MANUFACTURER'S SPECIFICATION. NEW WALL LININGS AND PAINT FINISH WHERE REQUIRED

3821 4.3 **INTERIOR WALL FRAMING**
90/140 x45 SG8 H1.2 TREATED TIMBER INTERIOR FRAMING AT 400 CRS., NOGGING AT 800CRS IN ACCORDANCE WITH NZS:3604. NEW WALL LININGS AND PAINT FINISH WHERE REQUIRED

4231HL 4.1 **WEATHERBOARD CAVITY BATTENS**
20x45mm H3.1 TREATED CAVITY SYSTEM

4254TM 4.1 **TRESPA METEON FACADE CLADDING**
NEW TRESPA ENGINEERED HIGH PRESSURE LAMINATE PANELS, OVER 35mm TIMBER BATTEN CAVITY SCREW FIXED PXF SYSTEM, AND OVER 6mm RAB BOARD. TRESPA TO FRONT ENTRANCE TO BE ENGRAVED (REFER TO ELEVATION FOR SCOPE)

4521AE 4.6 **APL METRO SERIES WINDOWS**
NEW POWDER COATED ALUMINIUM METRO SERIES EXTERNAL WINDOWS - SIZE, CONFIGURATION AND GLAZING AS PER SCHEDULE

4521AE 4.7 **APL MAGNUM SERIES DOORS**
NEW POWDER COATED ALUMINIUM MAGNUM SERIES EXTERNAL DOORS - SIZE, CONFIGURATION AND GLAZING AS PER SCHEDULE

4851 4.2 **HANDRAILS TO EXTERNAL STAIRWELL**
INSTALL NEW 316 STAINLESS STEEL HANDRAILS TO ALL EXISTING CONCRETE EXTERIOR STAIRWELLS IN ACCORDANCE WITH NZS4121. INSTALL MESH INSERTS TO BALUSTRADES AND NEW STAIR NOSINGS TO STAIRWELL TREADS

4851 4.3 **HANDRAILS AND GUARDRAILS TO EXTERNAL RAMP**
INSTALL NEW 316 STAINLESS STEEL HANDRAILS TO EXISTING EXTERIOR RAMP IN ACCORDANCE WITH NZS4121. ALLOW FOR NEW KERB UPSTAND AND GUARDRAILS.

5113G 4.2 **GIB® 13MM STANDARD WALL LINING**
NEW 13mm GIB STANDARD PLASTERBOARD WALL LINING WHERE NOTED, LEVEL 4 PAINT FINISH

7411 4.1 **UPVC 100Ø DOWNPIPES (TO ROOF DOWNPIPES PENETRATING BREEZEWAY)**
NEW 100ø uPVC DOWNPIPES TO NORTH ROOF AS SHOWN, CONNECT TO EXISTING STORMWATER SYSTEM. ALLOW FOR FIRE RATED COLLARS AS SHOWN.

7411D 4.2 **DIMOND 100Ø DOWNPIPES**
NEW DIMOND 100ø 0.55BMT COLORSTEEL MAXX DOWNPIPES TO SOUTH ROOF AS SHOWN, CONNECT TO EXISTING STORMWATER SYSTEM.

EX-03 **EXISTING CONCRETE STAIRWELL**
TO REMAIN

EX-05 **EXISTING CONCRETE RAMP**
EXTERNAL CONCRETE ACCESSIBLE RAMP TO REMAIN. REMOVE ALL EXISTING HANDRAILS AND ALLOW FOR NEW POWDERCOATED ALUMINIUM HANDRAILS AND UPSTANDS TO COMPLY WITH NZS4121

CLADDING LEGEND

1 **4231HL 4.2** **JAMES HARDIE LINEA WEATHERBOARDS**
NEW 180mm LINEA WEATHERBOARD CLADDING, ON A 20mm CAVITY SYSTEM AND 6mm FIBRE CEMENT RAB BOARD

2 **4254TM 4.1** **TRESPA METEON FACADE CLADDING**
NEW TRESPA ENGINEERED HIGH PRESSURE LAMINATE PANELS, OVER 35mm TIMBER BATTEN CAVITY SCREW FIXED PXF SYSTEM, AND 6mm FIBRE CEMENT RAB BOARD

NOTES

1. REFER ELEVATIONS FOR EXTENT OF NEW CLADDING.
2. ALL INTERNAL WALL LININGS ARE TO REMAIN UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE ENGINEER TO THE CONTRACT.
3. NEW DOWN PIPES ARE TO BE INSTALLED WHERE SHOWN. ALL DOWNPIPES FOR BREEZEWAY DRAINAGE, AND ROOF DOWNPIPES WHICH PENETRATE THROUGH THE BREEZEWAY MUST BE uPVC IN ACCORDANCE WITH FIRE COLLAR SPECIFICATIONS.
4. CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
5. ALLOW TO PROTECT EXISTING INTERNAL LININGS, FITTINGS AND FIXTURES. IF NECESSARY CAREFULLY REMOVE FITTINGS DURING THE WORK AND REINSTATE UPON COMPLETION.
6. ANY EXISTING BRACING ELEMENTS REQUIRING REPLACEMENT (DUE TO DECAYED FRAMING/ LINING DAMAGE) MUST BE REPLACED BY A BRACING ELEMENT OF EQUAL OR GREATER VALUE.
7. UPGRADE THE WC ON THE LOWER AND UPPER FLOOR (INCLUDING THE SIZE ON THE UPPER FLOOR) TO ACHIEVE AS NEAR AS REASONABLY PRACTICABLE REQUIREMENTS (REFER TO ACCESSIBILITY REPORT).
8. DRAWINGS MUST BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS.
9. ALL TIMBER IS TO BE INSPECTED FOR DECAY. REMOVE DECAYED TIMBER AND COAT REMAINING TIMBER WITH PROTIM FRAMESAVER TO THE EXTENT DIRECTED BY ENGINEER TO THE CONTRACT.

PROPOSED LEGEND

EXTERIOR FRAMING
90/140 x45 SG8 H1.2 TREATED TIMBER EXTERIOR FRAMING, STUDS AT MAX 600MM CENTRES IN ACCORDANCE WITH NZS3604. NOGS MUST BE SPACED AT MAX 800mm CRS. WHEN INSTALLING WEATHERBOARDS. TRESPA NOGS MUST BE SPACED AS PER MANUFACTURER'S SPECIFICATION. NEW WALL LININGS AND PAINT FINISH WHERE REQUIRED

INTERIOR FRAMING
90/140 x45 SG8 H1.2 TREATED TIMBER INTERIOR FRAMING AT 400 CRS., NOGGING AT 800CRS IN ACCORDANCE WITH NZS:3604. NEW WALL LININGS AND PAINT FINISH WHERE REQUIRED

FIRE RATING REQUIREMENTS

60 — RETAIN EXISTING 60/60/60 FIRE SEPERATION. RECTIFY FIRE-STOPPINGS AS PART OF THE PROPOSED WORK. FIRE STOPPINGS SHALL MEET FIRE RATING OF -/60/60. EXISTING/NEW FIRE RATED DOORS TO BE UPGRADED AS SHOWN

INTERNAL WALLS RECOGNISED AS PART OF SMOKE LOBBY. EXISTING/NEW FIRE AND SMOKE DOORS TO HAVE NEW SMOKE SEALS AS PART OF RECTIFYING FIRE-STOPPINGS.

EXISTING BREEZEWAY AT WEST ELEVATION IS CONCRETE, WHICH IS ADEQUATE ACHIEVING 60/60/60 FLOOR PROJECTION.

KEYNOTE LEGEND

WALL FINISH/CONSTRUCTION MARKER. REFER TO KEYNOTE LEGEND

EXIT ILLUMINATED SIGNS TO COMPLY WITH NZBC/F8

D01/W01 — DOOR / WINDOW IDENTIFICATION MARKER

NEW WALL LINING FINISH REFER TO KEYNOTE LEGEND

NEW CONCRETE NIB AS PER STRUCTURAL ENGINEER DRAWINGS. (ACTUAL EXTENT TO BE CONFRIMED ON SITE)

NEW ARDEX WPM 196 (SHELTERBIT) MINERAL CHIP TANKING MEMBRANE TO SOUTH EAST RETAINING WALLS (EXTENT OF REPLACEMENT TO BE DETERMINED ON SITE)

NEW LANDSCAPING AS PER CLIENT SPECIFICATIONS. ALLOW FOR 500mm MOWING STRIP WHERE NOTED AS PER MOE REQUIREMENTS TO ACHIEVE CLEARANCE.

NEW EXTERNAL PAVING TO COURTYARD AREA, DRAINAGE TO BE KEPT AS EXISTING

ALLOW FOR NEW WALL FRAMING EXTENSION, SLAB EXTENSION, ROOF FRAMING, LININGS, POWER AND LIGHTING TO ALL EXTENSIONS (REFER TO STRUCTURAL DRAWINGS)

MONKEYTOE ACCESS HATCH. (VAH11.8) 1100x800 WITH MONKEYTOE FOLD DOWN LADDER

FRAMING SPECIFICATION

ALL EXTERNAL AND INTERNAL WALL FRAMING	H1.2 SG8
ALL ENCLOSED ROOF FRAMING	H1.2
HYSPAN BEAMS	H3.1
ALL EXPOSED FRAMING (DECK FRAMING ETC.)	H3.2
GROUND CONTACT MEMBERS	H5

FIRE PROTECTION NOTES

1. THE EXISTING TYPE 4 SMOKE DETECTION PLUS MANUAL CALL POINTS SHALL BE ALTERED, AS REQUIRED BY THE ROOF ALTERATIONS TO MAINTAIN COMPLIANCE WITH NZS 4512.
2. EMERGENCY LIGHTING TO BE MODIFIED AND INSTALLED TO COMPLY WITH F6/AS1. REFER S+T DRAWINGS
3. EXIT SIGNS TO COMPLY WITH NZBC, CLAUSE F8.
4. PROVIDE PANIC FASTENINGS ON DOUBLE EXIT EXTERNAL DOORS.
5. UPGRADE DOOR LOCKS AS REQUIRED. REFER TO HARDWARE SCHEDULE.
6. CONCRETE FLOOR BETWEEN MID & UPPER FLOOR. RETAIN EXISTING FIRE SEPERATION. RECTIFY FIRE-STOPPINGS AS PART OF THE PROPOSED WORK.

NOTE:
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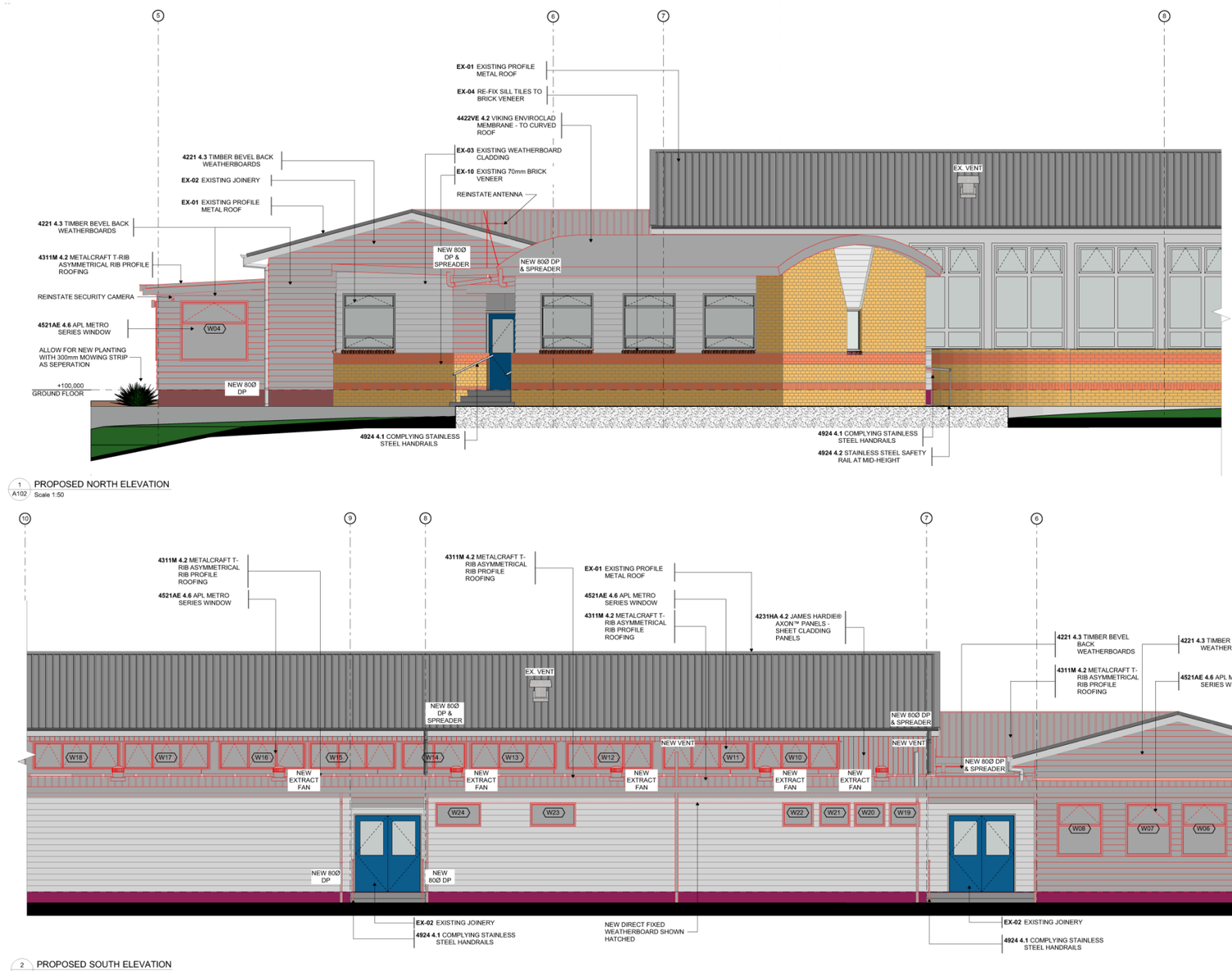
Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet. In this example, due to the size of the building, the plans have been split into three zones, in order to convey the required information at a legible scale
- Provide clear cross-referencing to large scale details and sections
- In this example, other detail and section drawings are cross referenced
- A detailed legend with key notes are provided on the right-hand side
- New elements such as cladding, windows and downpipes are all indicated with the use of concise annotations and arrows
- Dimensions are important for relevant parts of the building where remediation works are being proposed
- If using keynotes referenced to a specification document, these should be accompanied by a detailed legend on the same drawing sheet for ease of reference for the Reviewer

Drawing Example

Elevations – Proposed Works

Sheet 6



KEYNOTES

4221 4.3	**TIMBER BEVEL BACK WEATHERBOARDS** NEW H3.1 TREATED RADIATA PINE BEVEL-BACK TIMBER WEATHERBOARDS, PAINT FINISH OVER 45x20mm H3.1 VERTICAL CAVITY SYSTEM AT 600 CRS. WEATHERBOARD SIZE AND PROFILE TO MATCH EXISTING
4231HA 4.2	**JAMES HARDIE® AXON™ PANELS - SHEET CLADDING PANELS** NEW 9mm JAMES HARDIE® AXON PANEL CLADDING, PAINT FINISH OVER 45x20mm H3.1 VERTICAL CAVITY SYSTEM AT 300 CRS
4311M 4.2	**METALCRAFT T-RIB ASYMMETRICAL RIB PROFILE ROOFING** NEW 0.55BMT COLORSTEEL MAXX T-RIB PROFILED METAL ROOFING OVER NEW H1.2 TREATED TIMBER ROOF FRAMING TO NEW FALLS (AS SHOWN). ALLOW FOR NEW R4.0 MAMMOTH CEILING BLANKET. INSTALL NEW 0.55BMT COLORSTEEL MAXX 125 BOX GUTTERS
4422VE 4.2	**VIKING ENVIROCLAD MEMBRANE - TO CURVED ROOF** NEW 1.5mm ENVIROCLAD TPO MEMBRANE ROOFING ON NEW 2x12mm H3.2 PLY SUBSTRATE TO EXISTING CURVED FALL. ALLOW FOR NEW R1.8 PINK BATTS CLASSIC CEILING INSULATION
4521AE 4.6	**APL RESIDENTIAL SERIES WINDOW** NEW METRO SERIES WINDOWS WITH ANODIZED ALUMINIUM FINISH
4924 4.1	**COMPLYING STAINLESS STEEL HANDRAILS** NEW 316 STAINLESS STEEL FLOOR MOUNTED HANDRAILS TO ALL EXISTING EXTERNAL STAIRS AT BUILDING ENTRIES, IN ACCORDANCE WITH NZS4121. ALLOW FOR HANDRAILS TO BOTH SIDES OF STAIRWELLS EXCEPT FOR STAIRWELL 5, WHERE HANDRAIL WILL BE MOUNTED TO ONE SIDE ONLY
4924 4.2	**STAINLESS STEEL SAFETY RAIL AT MID-HEIGHT** NEW 316 STAINLESS STEEL SAFETY RAIL TO RAMP, IN ACCORDANCE WITH NZS412. INSTALL AT MID-HEIGHT BETWEEN THE UPSTAND AND HANDRAIL
EX-01	**EXISTING PROFILE METAL ROOF** EXISTING PROFILE METAL ROOF TO REMAIN
EX-02	**EXISTING JOINERY** EXISTING WINDOW/DOOR JOINERY TO REMAIN
EX-03	**EXISTING WEATHERBOARD CLADDING** EXISTING 150x25 BEVELBACK WEATHERBOARD CLADDING DIRECT FIXED TO REMAIN
EX-04	**RE-FIX SILL TILES TO BRICK VENEER** ALLOW TO RE-FIX SILL TILES TO THE BRICK VENEER WINDOWS
EX-10	**EXISTING 70mm BRICK VENEER** EXISTING 70mm BRICK VENEER TO REMAIN

NOTE:
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Notes:

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Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Ensure that the drawing clearly delineates between existing and proposed layouts
- In this example, colour shading has been used to clearly show the differing elements and cladding systems
- The elevations are titled by their orientation which helps to convey the location against the plan

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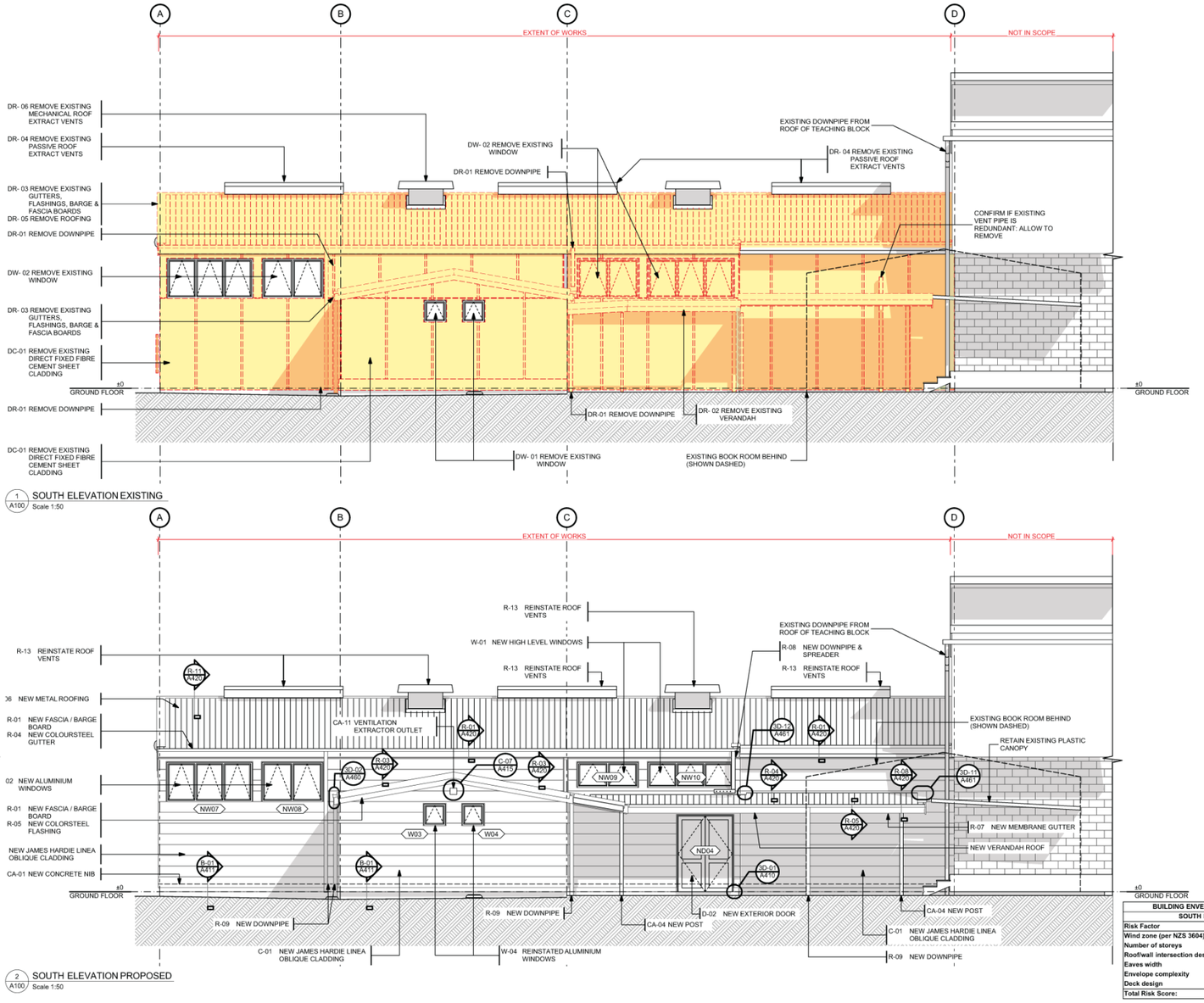
Drawing Example

Elevations – Existing and Proposed Works

Sheet 7



NOTES

1 REFER TO THE MAYNARD MARKS WEATHERTIGHTNESS REMEDIATION REPORT IN CONJUNCTION WITH DRAWINGS.

2 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK (ASBESTOS) REGULATIONS 2016"

3 NO REMOVAL OF FIBRE-CEMENT CLADDING IS TO BE UNDERTAKEN WITHOUT AN ASBESTOS REPORT BEING COMMISSIONED, AND THE RECOMMENDATIONS CONTAINED WITHING THE REPORT ARE

Keynotes

C CLADDING

C-01 **NEW JAMES HARDIE LINEA OBLIQUE CLADDING**
NEW JAMES HARDIE LINEA OBLIQUE CLADDING INSTALLED HORIZONTALLY ON 20mm CAVITY AND 4.5mm JAMES HARDIE RAB BOARD

CA DETAILS

CA-01 **NEW CONCRETE NIB**
NEW 25MPA CONCRETE NIB. HEIGHT TO BE DETERMINED BY AVAILABLE GROUND CLEARANCE FROM BOTTOM OF CLADDING (150mm TO PAVED GROUND). SCABBLE SURFACE OF EXISTING CONCRETE & APPLY SIKADUR 32 PRIOR TO POURING NIB

CA-04 **NEW POST**
NEW 88x88 PROLAM PL8 H3.2 TREATED VERANDAH POST IN STAINLESS STEEL BRACKET. PAINT FINISH

CA-11 **VENTILATION EXTRACTOR OUTLET**
NEW MANROSE DCT3636 STAINLESS STEEL WEATHERPROOF COWL

D DEMOLITION

DC-01 **REMOVE EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING**
REMOVE AND DISCARD EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DR-01 **REMOVE DOWNPIPE**
REMOVE EXISTING DOWNPIPE

DR- 02 **REMOVE EXISTING VERANDAH**
REMOVE EXISTING VERANDAH ROOFING, POSTS AND INTERNAL GUTTER

DR- 03 **REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS**
REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS. PREPARE FOR INSTALLATION OF NEW GUTTERS, FLASHINGS, BARGES & FLASHINGS

DR- 04 **REMOVE EXISTING PASSIVE ROOF EXTRACT VENTS**
CAREFULLY REMOVE EXISTING PASSIVE ROOF EXTRACT VENTS FOR REINSTATEMENT

DR- 05 **REMOVE ROOFING**
REMOVE EXISTING ROOFING SHEETS & UNDERLAY. PREPARE FOR NEW METAL ROOFING

DR- 06 **REMOVE EXISTING MECHANICAL ROOF EXTRACT VENTS**
CAREFULLY REMOVE EXISTINGMECHANICAL ROOF EXTRACT VENTS FOR REINSTATEMENT

DW- 01 **REMOVE EXISTING WINDOW**
REMOVE EXISTING WINDOW FOR REFURBISHMENT WITH NEW FRAME TO SUIT PROPOSED CLADDING

DW- 02 **REMOVE EXISTING WINDOW**
REMOVE EXISTING WINDOW FOR REPLACEMENT. PREPARE OPENING FOR NEW WINDOW

R ROOF

R-01 **NEW FASCIA / BARGE BOARD**
NEW JAMES HARDIE AXENT FASCIA 230x16mm FIXED THROUGH 5mm EPDM WASHERS TO PROVIDE VENTILATION GAP

R-04 **NEW COLOURSTEEL 175 BOX GUTTER**
COLORSTEEL ENDURA BOX 175 GUTTER WITH GALVANISED 32x3mm EXTERNAL FIXING BRACKETS AT 900 CRS. PRE-PAINT BRACKETS WITH EPOXY PAINT SYSTEM (RESENE ON LINE SPEC 23e 2.2 ULT). FIX BRACKETS THROUGH 6mm NYLON SHIMS TO FORM CONTINUOUS OVERFLOW GAP

R-05 **NEW COLORSTEEL FLASHING**
NEW 0.55BMT COLORSTEEL ENDURA FLASHINGS FOR TRAPEZOIDAL ROOF. FLASHINGS TO BE NOTCHED AND SCRIBED INTO ROOFING PANS
- BARGE FLASHING MIN LAP 2 CRESTS
- RIDGE FLASHING MIN LAP 200mm
- VERGE FLASHING MIN LAP 200mm

R-06 **NEW METAL ROOFING**
NEW 0.55BMT COLORSTEEL ENDURA TOUGH SECTION METAL ROOFING, LAID OVER NEW COVERTEX 405 ROOF UNDERLAY & GALV SUPPORT MESH. FIXINGS FOR LOW WIND ZONE

R-07 **NEW 2 PIECE FASCIA / BARGE BOARD**
NEW TWO PIECE 230x16mm JAMES HARDIE AXENT FASCIA FIXED THROUGH 5mm EPDM WASHERS TO PROVIDE VENTILATION GAP

R-08 **NEW DOWNPIPE & SPREADER**
NEW 100mm COLORSTEEL ENDURA DOWNPIPE AND uPVC SPREADER TO DISCHARGE ONTO LOWER ROOF

R-09 **NEW DOWNPIPE**
NEW 100mm DIA COLORSTEEL ENDURA DOWNPIPE FIXED WITH MUNZING RINGS

R-13 **REINSTATE ROOF VENTS**
REINSTATE REFURBISHED ROOF EXTRACT VENTS

W JOINERY

D-02 **NEW EXTERIOR DOOR**
NEW NEW APL METRO SERIES MAGNUM DOORS WITH H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH

W-01 **NEW HIGH LEVEL WINDOWS**
NEW HIGH LEVEL WINDOWS TO EXISTING OPENING WITH HIGHER SILL HEIGHT TO ALLOW COMPLIANT APRON FLASHING TO ROOF. ALLOW FOR NEW MANUAL WINDERS

W-02 **NEW ALUMINIUM WINDOWS**
NEW VANTAGEAPL METRO SERIES ALUMINIUM WINDOW TO EXISTING OPENING, WITH H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH.

BUILDING ENVELOPE RISK MATRIX
SOUTH ELEVATION

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

Notes:

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Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- In this example, both the existing and as proposed elevations are provided on the same sheet. This is an excellent way of clearly identifying the proposed scope of works for ease of comparison
- The yellow shaded area represents existing cladding and other components to be removed
- Use of sun shading in elevations can assist with understanding depth of field and steps in the building façade/ roof
- Ensure that elevations are titled by their orientation which helps to convey the location against the plan
- Dimensions and sufficient annotation are important for relevant parts of the building where remediation works are being proposed
- Provide clear cross-referencing to large scale details and sections

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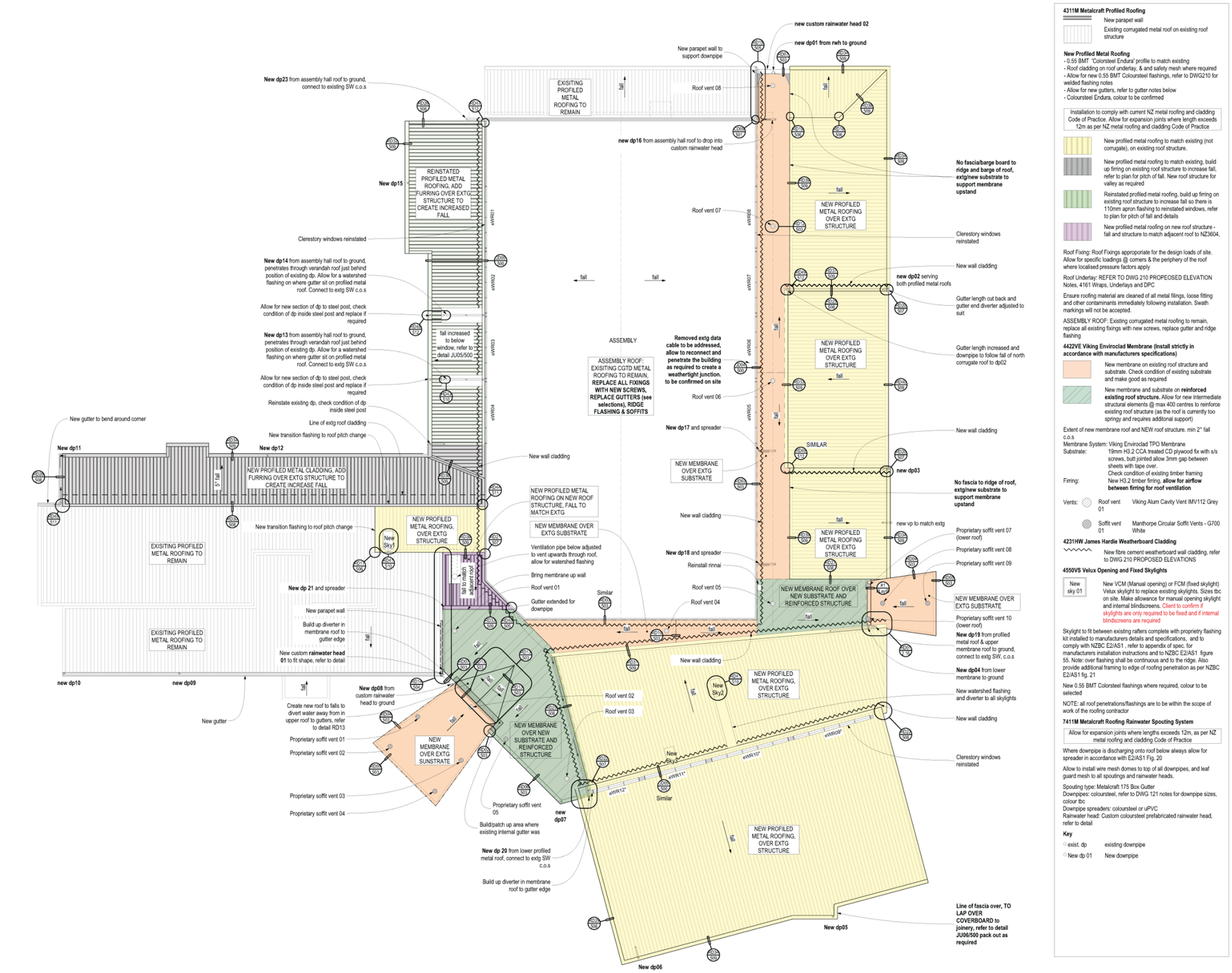
Drawing Example

Roof Plan – Proposed Works

Sheet 8



Proposed Roof Plan
1:100

4311M Metalcraft Profiled Roofing

New parapet wall

Existing corrugated metal roof on existing roof structure

New Profiled Metal Roofing
- 0.55 BMT 'Colorsteel Endura' profile to match existing
- Roof cladding on roof underlay, & and safety mesh where required
- Allow for new 0.55 BMT Colousrsteel flashings, refer to DWG210 for welded flashing notes
- Allow for new gutters, refer to gutter notes below
- Colousrsteel Endura, colour to be confirmed

Installation to comply with current NZ metal roofing and cladding Code of Practice. Allow for expansion joints where length exceeds 12m as per NZ metal roofing and cladding Code of Practice

New profiled metal roofing to match existing (not corrugate), on existing roof structure.

New profiled metal roofing to match existing, build up firring on existing roof structure to increase fall, refer to plan for pitch of fall. New roof structure for valley as required

Reinstated profiled metal roofing, build up firring on existing roof structure to increase fall so there is 110mm apron flashing to reinstated windows, refer to plan for pitch of fall and details

New profiled metal roofing on new roof structure - fall and structure to match adjacent roof to NZ3604,

Roof Fixing: Roof Fixings appropriate for the design loads of site. Allow for specific loadings @ corners & the periphery of the roof where localised pressure factors apply

Roof Underlay: REFER TO DWG 210 PROPEOSED ELEVATION Notes, 4161 Wraps, Underlays and DPC

Ensure roofing material are cleaned of all metal filings, loose fitting and other contaminants immediately following installation. Swath markings will not be accepted.

ASSEMBLY ROOF: Existing corrugated metal roofing to remain, replace all existing fixings with new screws, replace gutter and ridge flashing

4422VE Viking Enviroclad Membrane (Install strictly in accordance with manufacturers specifications)

New membrane on existing roof structure and substrate. Check condition of existing substrate and make good as required

New membrane and substrate on **reinforced existing roof structure.** Allow for new intermediate structural elements @ max 400 centres to reinforce existing roof structure (as the roof is currently too springy and requires additional support)

Extent of new membrane roof and NEW roof structure. min 2° fall c.o.s

Membrane System: Viking Enviroclad TPO Membrane
Substrate: 19mm H3.2 CCA treated CD plywood fix with s/s screws, butt jointed allow 3mm gap between sheets with tape over.
Check condition of existing timber framing
Firring: New H3.2 timber firring, **allow for airflow between firring for roof ventilation**

Vents: Roof vent 01 — Viking Alum Cavity Vent IMV112 Grey

Soffit vent 01 — Manthorpe Circular Soffit Vents - G700 White

4231HW James Hardie Weatherboard Cladding

New fibre cement weatherboard wall cladding, refer to DWG 210 PROPOSED ELEVATIONS

4550VS Velux Opening and Fixed Skylights

New sky 01 — New VCM (Manual opening) or FCM (fixed skylight) Velux skylight to replace existing skylights. Sizes tbc on site. Make allowance for manual opening skylight and internal blindscreens. Client to confirm if skylights are only required to be fixed and if internal blindscreens are required

Skylight to fit between existing rafters complete with proprietry flashing kit installed to manufacturers details and specifications, and to comply with NZBC E2/AS1 , refer to appendix of spec. for manufacturers installation instructions and to NZBC E2/AS1 figure 55. Note: over flashing shall be continuous and to the ridge. Also provide additional framing to edge of roofing penetration as per NZBC E2/AS1 fig. 21

New 0.55 BMT Colorsteel flashings where required, colour to be selected

NOTE: all roof penetrations/flashings are to be within the scope of work of the roofing contractor

7411M Metalcraft Roofing Rainwater Spouting System

Allow for expansion joints where lengths exceeds 12m, as per NZ metal roofing and cladding Code of Practice

Where downpipe is discharging onto roof below always allow for spreader in accordance with E2/AS1 Fig. 20

Allow to install wire mesh domes to top of all downpipes, and leaf guard mesh to all spoutings and rainwater heads.

Spouting type: Metalcraft 175 Box Gutter
Downpipes: colousrsteel, refer to DWG 121 notes for downpipe sizes, colour tbc
Downpipe spreaders: colousrsteel or uPVC
Rainwater head: Custom colousrsteel prefabricated rainwater head, refer to detail

Key

exist. dp — existing downpipe

New dp 01 — New downpipe

Notes:

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Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Provide clear cross-referencing to large scale details and sections
- In this example all drainage outlets, direction of roof falls and roof pitches are shown together with cross-references for large scale details
- Colour shading has been used to signify the differing roof types as well as differentiating between existing and proposed

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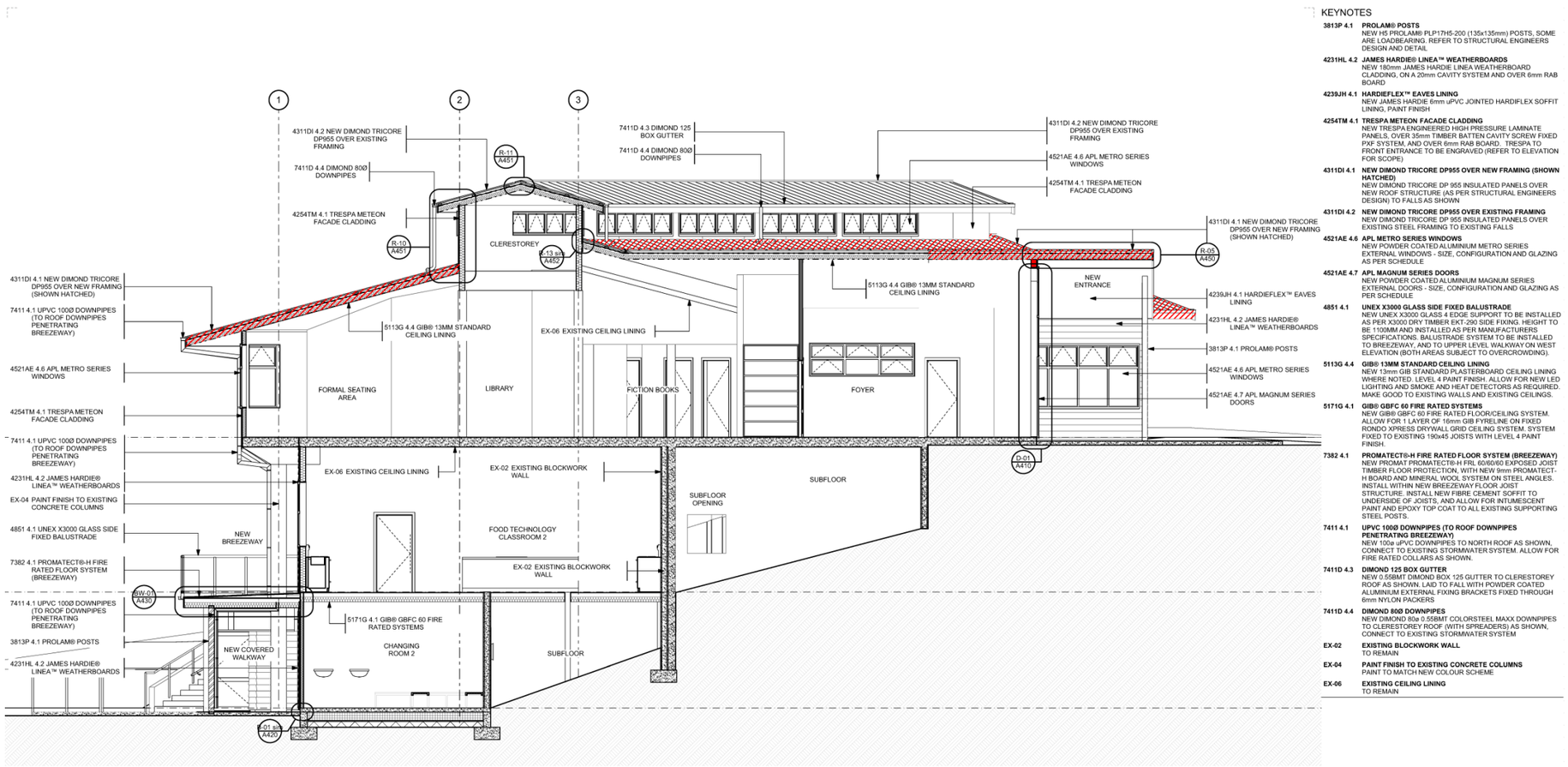
Drawing Example

Sections – Proposed Works

Sheet 9



A105 PROPOSED SECTION A
Scale 1:50

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

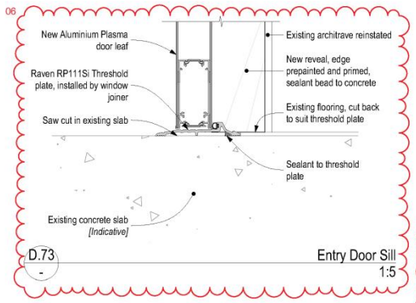
Commentary:

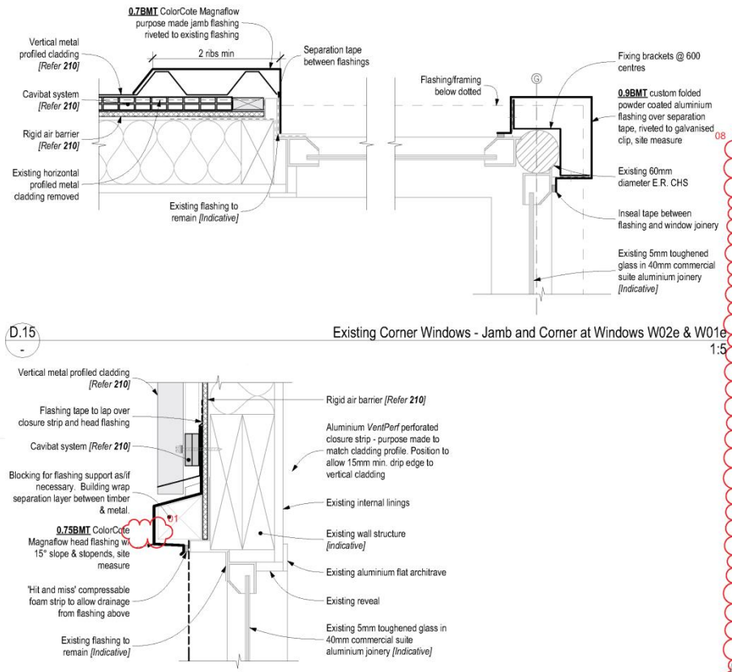
- Ensure section or part-sections are provided at no smaller than 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Provide clear cross-referencing to large scale details
- Colour or shading is very useful for differentiating between the existing based building and elements to be demolished or to identify new construction.
- In this example, both existing and proposed elements are annotated. The red hatching in this drawing shows the new roof cladding system

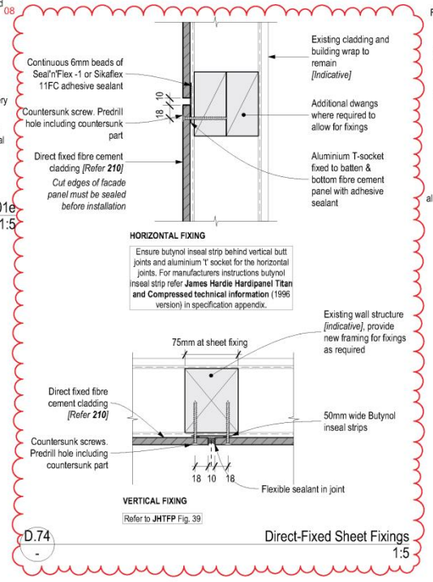
Drawing Example

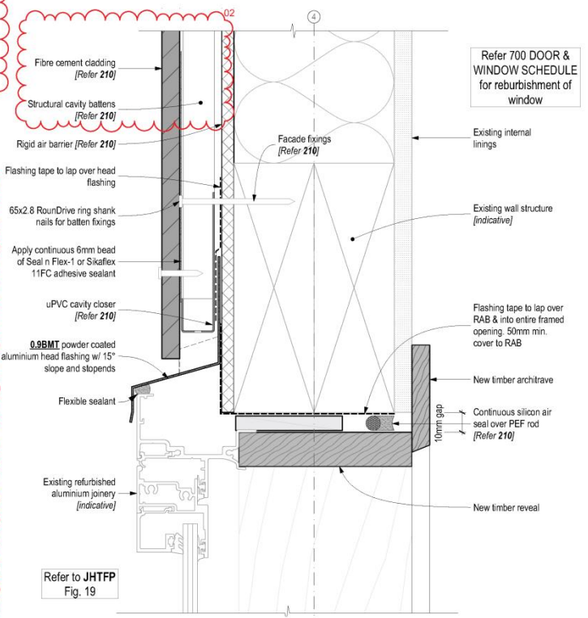
Details

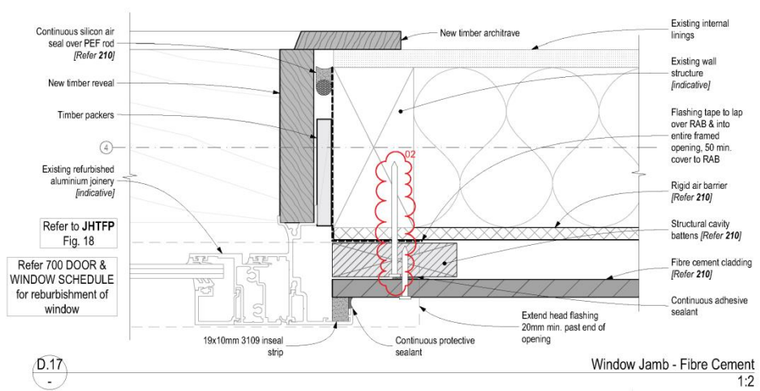
Sheet 10

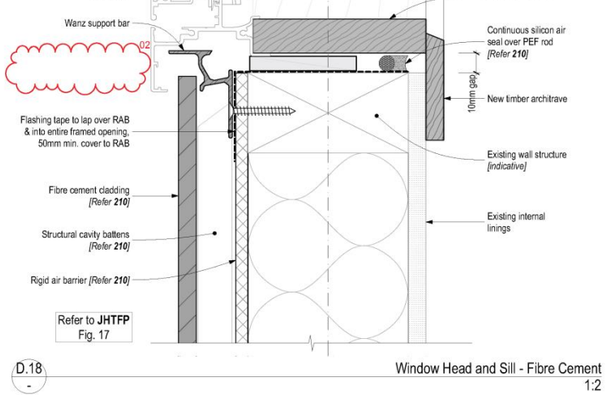












Notes:

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Commentary:

- Details should be at large scale such as 1:2 or 1:5 so that these are clear for document reviewers such as the WRP and Council, and for the Contractor on site
- All window and door joinery details should be drawn at 1:2 @ A1 scale (1:4 or 1:5 @ A3) and clearly showing, notating and dimensioning all flashings, airseals, tapes, packers etc.
- Where various layers of underlays and tapes are used, it is important to provide separation between the linework so each layer can be clearly differentiated
- This example has inset photo images of the existing as-built condition to assist with communication
- Any drawing changes should be clearly indicated using revision clouds – in this example red clouds have been used
- In this example, existing building elements have been shown in a light grey colour, whilst new elements are shown in black to clearly differentiate

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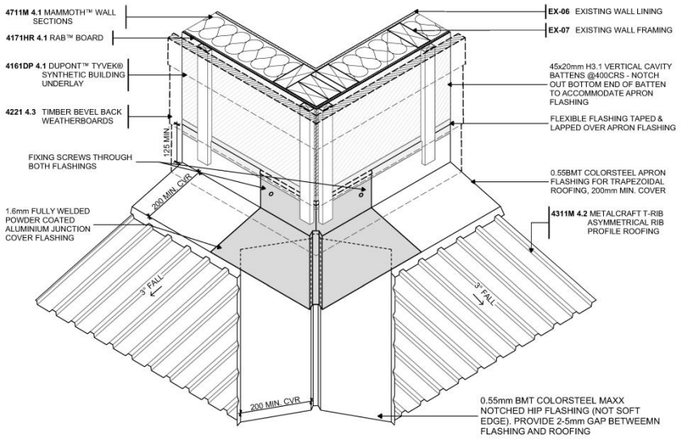
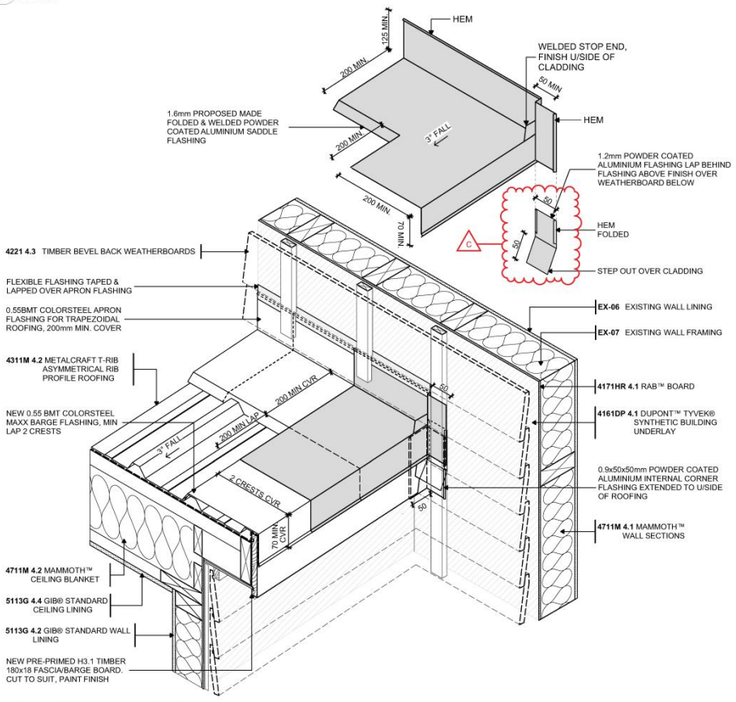
Drawing Example

3D Details

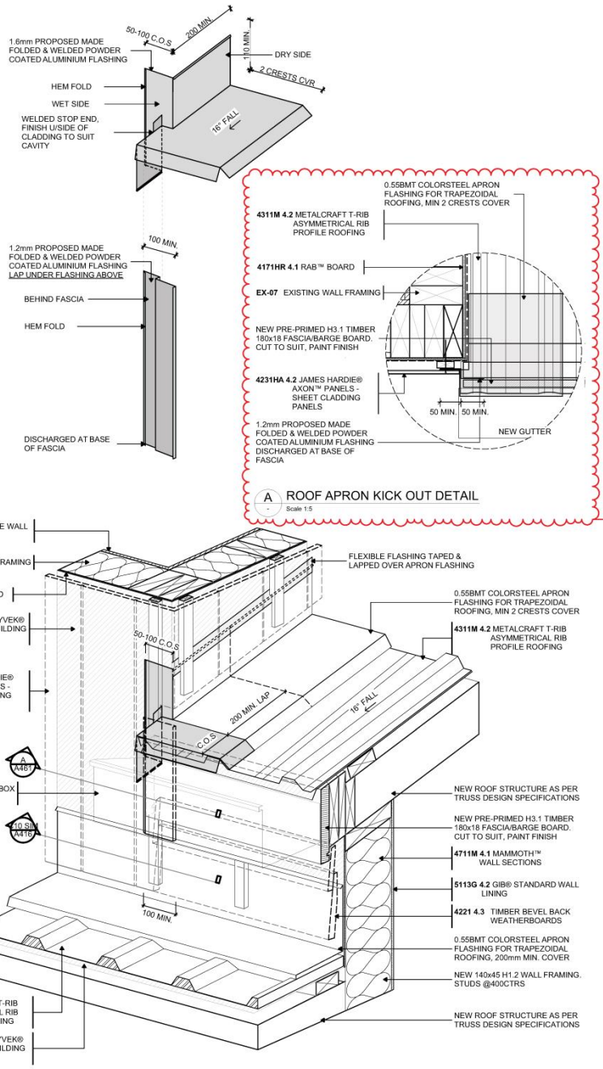
Sheet 11



3D5 HIP/APRON FLASHING JUNCTION AT EXTERNAL CORNER
A121 Scale N.T.S



3D6 BARGE/WEATHERBOARD DETAIL
A103 Scale N.T.S



A ROOF APRON KICK OUT DETAIL
Scale 1:5

3D7 ROOF APRON KICK OUT DETAIL
A121 Scale N.T.S

KEYNOTES

4161DP 4.1	**DUPONT™ TYVEK® SYNTHETIC BUILDING UNDERLAY** NEW TYVEK BUILDING WRAP - ALL LAPS TAPED AND SEALED
4171HR 4.1	**RAB™ BOARD** NEW JAMES HARDIE® 6mm RIGID AIR BARRIER WITH BUILDING WRAP OVER
4221 4.3	**TIMBER BEVEL BACK WEATHERBOARDS** NEW H3.2 TREATED RADIATA PINE BEVEL-BACK TIMBER WEATHERBOARDS. PAINT FINISH OVER 45x20mm H3.1 VERTICAL CAVITY SYSTEM AT 600 CRS. WEATHERBOARD SIZE AND PROFILE TO MATCH EXISTING
4231HA 4.2	**JAMES HARDIE® AXON™ PANELS - SHEET CLADDING PANELS** NEW 9mm JAMES HARDIE® AXON PANEL CLADDING, PAINT FINISH OVER 45x20mm H3.1 VERTICAL CAVITY SYSTEM AT 300 CRS
4311M 4.2	**METALCRAFT T-RIB ASYMMETRICAL RIB PROFILE ROOFING** NEW 0.55BMT COLORSTEEL MAXX T-RIB PROFILED METAL ROOFING OVER NEW H1.2 TREATED TIMBER ROOF FRAMING TO NEW FALLS (AS SHOWN). ALLOW FOR NEW R4.0 MAMMOTH CEILING BLANKET. INSTALL NEW 0.55BMT COLORSTEEL MAXX 125 BOX GUTTERS
4711M 4.1	**MAMMOTH™ WALL SECTIONS** R2.5 MAMMOTH WALL SECTIONS (90mm WALL FRAMING) / R2.8 MAMMOTH WALL SECTIONS (140mm WALL FRAMING)
4711M 4.2	**MAMMOTH™ CEILING BLANKET** R4.0 MAMMOTH CEILING SECTIONS (240mm THICKNESS)
5113G 4.1	**GIB® FYRELINE WALL LINING** NEW 13mm GIB® FYRELINE TO SPECIFIED FIRE RATED SYSTEMS
5113G 4.2	**GIB® STANDARD WALL LINING** NEW 13mm GIB® STANDARD WALL LINING WHERE NOTED, LEVEL 4 PAINT FINISH. REPLACE WALL FRAMING TO DAMAGED AREAS
5113G 4.4	**GIB® STANDARD CEILING LINING** NEW 13mm GIB® STANDARD CEILING LINING WHERE NOTED, LEVEL 4 PAINT FINISH, WITH GIB RONDO SUSPENDED METAL CEILING GRID SYSTEM IF REQUIRED
7411M 4.1	**METALCRAFT BOX GUTTER** NEW 0.55BMT COLORSTEEL MAXX 125 BOX GUTTERS WITH GALVANISED 32x3mm INTERNAL FIXING BRACKETS @450CTRS, FIX BRACKETS THROUGH 6mm NYLON SHIMA TO FORM CONTINUOUS OVERFLOW GAP
EX-06	**EXISTING WALL LINING** EXISTING WALL LINING TO REMAIN
EX-07	**EXISTING WALL FRAMING** EXISTING WALL FRAMING TO REMAIN, NEW STUDS AS REQUIRED TO PROVIDE SUPPORT FOR BATTENS

Notes:

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Commentary:

- Details should be at sufficient scale so that these are clear for document reviewers such as the WRP and Council, and for the Contractor on site
- This example provides exploded 3D views of all complex junctions to help reviewer and contractors understand the proposed assembly
- In this example, the custom welded flashings are shown in context (to demonstrate how they interface with surrounding building elements), and also shown separately so the custom flashing can be clearly described and dimensioned
- Most commonly used architectural software programmes have the ability to model details three dimensionally in this manner, however it is also acceptable to provide quality hand sketched 3D details
- 3D details should be project specific – scanning in details from documents such as E2/AS1 or the Roofing Code of Practice is generally not acceptable because they do not show the specific situation. The exception to this is for typical details such as pipe penetrations or expansion laps

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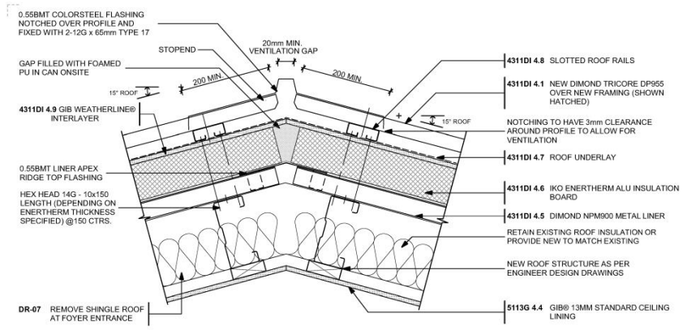
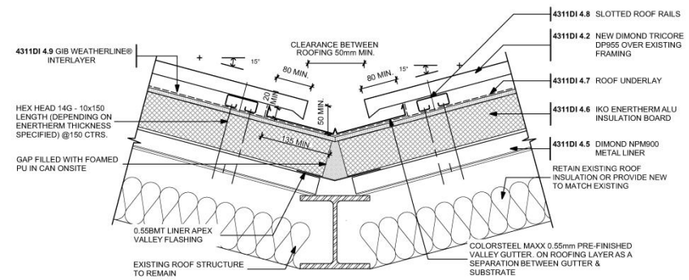
Drawing Example

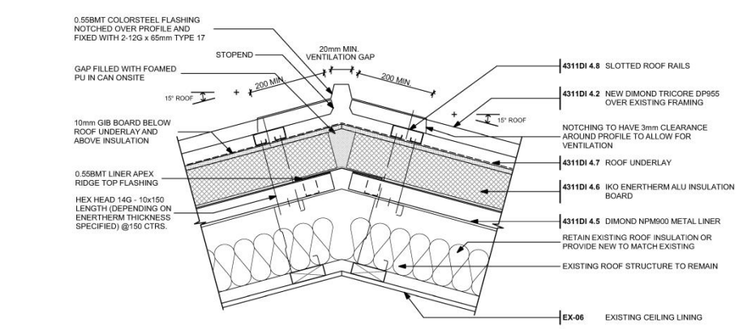
Details

Sheet 12

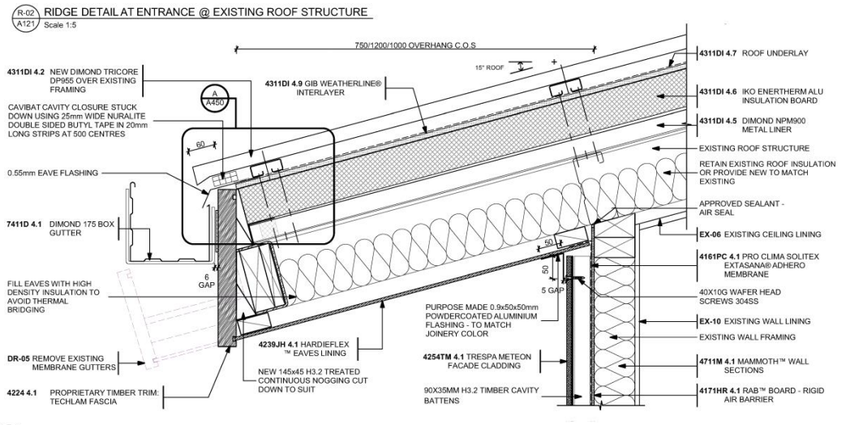


R-01 A121 RIDGE DETAIL AT ENTRANCE @ NEW ROOF STRUCTURE
Scale 1:5





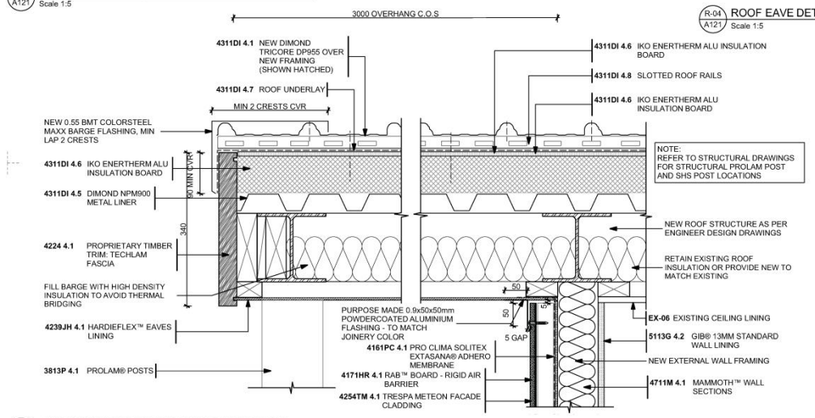
R-02 A121 RIDGE DETAIL AT ENTRANCE @ EXISTING ROOF STRUCTURE
Scale 1:5



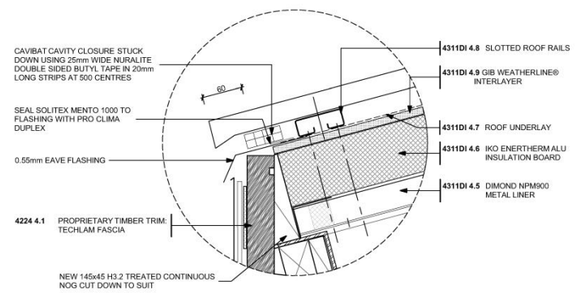
KEYNOTES

3813P 4.1	**PROLAM® POSTS** NEW H5 PROLAM® PLP17H5-200 (135x135mm) POSTS, SOME ARE LOADBEARING. REFER TO STRUCTURAL ENGINEERS DESIGN AND DETAIL
4161PC 4.1	**PRO CLIMA SOLITEX EXTASANA® ADHERO MEMBRANE** NEW PRO CLIMA SOLITEX EXTASANA® ADHERO PEEL AND STICK WALL PROTECTION MEMBRANE - ALL LAPS TAPED AND SEALED
4171HR 4.1	**RAB™ BOARD - RIGID AIR BARRIER** NEW JAMES HARDIE 6mm RIGID AIR BARRIER WITH BUILDING WRAP OVER
4224 4.1	**PROPRIETARY TIMBER TRIM: TECHLAM FASCIA** NEW H3.2 TECHLAM LAMINATED FASCIA/BARGE BOARDS 340x40mm
4239JH 4.1	**HARDIEFLEX™ EAVES LINING** NEW JAMES HARDIE 6mm uPVC JOINTED HARDIFLEX SOFFIT LINING, PAINT FINISH
4254TM 4.1	**TRESPA METEON FACADE CLADDING** NEW TRESPA ENGINEERED HIGH PRESSURE LAMINATE PANELS, OVER 35mm TIMBER BATTEN CAVITY SCREW FIXED PXF SYSTEM, AND OVER 6mm RAB BOARD. TRESPA TO FRONT ENTRANCE TO BE ENGRAVED (REFER TO ELEVATION FOR SCOPE)
4311DI 4.1	**NEW DIMOND TRICORE DP955 OVER NEW FRAMING (SHOWN HATCHED)** NEW DIMOND TRICORE DP 955 INSULATED PANELS OVER NEW ROOF STRUCTURE (AS PER STRUCTURAL ENGINEERS DESIGN) TO FALLS AS SHOWN
4311DI 4.2	**NEW DIMOND TRICORE DP955 OVER EXISTING FRAMING** NEW DIMOND TRICORE DP 955 INSULATED PANELS OVER EXISTING STEEL FRAMING TO EXISTING FALLS
4311DI 4.5	**DIMOND NPM900 METAL LINER** SELECTED DIMOND NPM 900 METAL TRAY AS SPECIFIED BY DIMOND
4311DI 4.6	**IKO ENERTHERM ALU INSULATION BOARD** IKO ENERTHERM ALU RIGID INSULATION BOARD, PIR THICKNESS 80mm R-VALUE 3.60, TEMPORARY SPOT ADHESIVE FIXING UNTIL SLOTTED METAL RAIL INSTALLED OVER
4311DI 4.7	**ROOF UNDERLAY** CONTINUOUS SOLITEX EXTASANA® ADHERO CONNECT UNDERLAY LAYED VERTICALLY, END LAP TO BE FIXED WITH TESCON EXTORA AND ORCON CLASSIC MULTIPURPOSE ADHESIVE AS PER SUPPLIERS RECOMMENDATIONS
4311DI 4.8	**SLOTTED ROOF RAILS** DIMOND SLOTTED ROOF RAILS OVER PURLIN LINES, FIXED AS PER MANUFACTURERS RECOMENDATIONS
4311DI 4.9	**GIB WEATHERLINE® INTERLAYER** 10mm GIB WEATHERLINE BELOW ROOF UNDERLAY AND ABOVE INSULATION
4711M 4.1	**MAMMOTH™ WALL SECTIONS** MAMMOTH 90mm SEMI-RIGID AIRLAY POLYESTER THERMAL INSULATION SECTIONS, R2.5
5113G 4.2	**GIB® 13MM STANDARD WALL LINING** NEW 13mm GIB STANDARD PLASTERBOARD WALL LINING WHERE NOTED, LEVEL 4 PAINT FINISH
5113G 4.4	**GIB® 13MM STANDARD CEILING LINING** NEW 13mm GIB STANDARD PLASTERBOARD CEILING LINING WHERE NOTED. LEVEL 4 PAINT FINISH. ALLOW FOR NEW LED LIGHTING AND SMOKE AND HEAT DETECTORS AS REQUIRED. MAKE GOOD TO EXISTING WALLS AND EXISTING CEILINGS.
7411D 4.1	**DIMOND 175 BOX GUTTER** NEW 0.55BMT DIMOND BOX 175 GUTTER TO ALL ROOFS AS SHOWN. LAID TO FALL WITH POWDER COATED ALUMINIUM EXTERNAL FIXING BRACKETS FIXED THROUGH 6mm NYLON PACKERS.
DR-05	**REMOVE EXISTING MEMBRANE GUTTERS** REMOVE AND DISCARD EXISTING MEMBRANE GUTTERS INCLUDING PLY SUBSTRATE, FRAMING, FLASHINGS, FASCIA BOARDS AND FIBRE CEMENT SHEET SOFFIT LINING
DR-07	**REMOVE SHINGLE ROOF AT FOYER ENTRANCE** REMOVE AND DISCARD SHINGLE ROOFING, PLY SUBSTRATE, FLASHINGS, BUILDING PAPER, NETTING AND EXISTING ROOF FRAMING DOWN TO WALL TOP PLATE LEVEL, INCLUDING CEILING LININGS
EX-06	**EXISTING CEILING LINING** TO REMAIN
EX-10	**EXISTING WALL LINING**

R-03 A121 VALLEY JUNCTION @ EXISTING ROOF STRUCTURE
Scale 1:5



R-04 A121 ROOF EAVE DETAIL AT ENTRANCE @ EXISTING ROOF STRUCTURE
Scale 1:5



A - ROOF EAVE DETAIL
Scale N.T.S

R-05 A121 ENTRY NEW ROOF STRUCTURE BARGE DETAIL
Scale 1:5

Notes:

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Commentary:

- Details should be at large scale such as 1:2 or 1:5 so that these are clear for document reviewers such as the WRP and Council, and for the Contractor on site
- In this example, a particularly complex area around the eave flashing has been blown up to a larger scale to adequately convey the detail